

VILLAGE OF COLD SPRING ZONING BOARD OF APPEALS
85 MAIN STREET, COLD SPRING NEW YORK 10516
PHONE (845) 265-3611
Continued public hearing Butterfield Library

June 28, 2012

Members: Chairman; Donald Mac Donald Members: Gregory Gunder, John Martin, Edward Murphy and Richard Turner

Chairman Mac Donald opened the meeting at 7:03

Members of the public present: Susan Peehl, Andrew Hall and carol Fulmanski

1. Butterfield Library, 10 Morris Ave.

Present for the applicant was Gillian Thorp and Peter Downey. The applicant proposed a 10X12 1 ½ shed that will require a 7 ft. side yard variance. The applicants noted they spoke to neighbor of the Butterfield library; Kay Adams, regarding the placement of the shed and she had no objection.

Ms. Thorpe noted the shed will be used for garden and yard supplies. Currently garden and yard supplies are stored in the basement. The basement is scheduled to be under construction and a place is needed to store items.

The shed is intended to be temporary until items can be returned to basement. The Proposed shed will be placed on skids.

P. Downey noted the proposed shed will be constructed and not prefabricated as previously submitted.

D. Mac Donald opened the meeting up to the public

Carol Fulmanski, 10 Fishkill Ave. – spoke in support of the proposed shed.

Sue Peehl, 13 Fair St. - asked about the size and dimension of the proposed shed.

The following was noted by the Board:

- There were no letters or comments against the project.
- The applicant previously submitted the return request receipts.
- The referral to the Planning Board had not been done.

The board reviewed the following 5 questions.

1. Whether an undesirable change will be produced in the character of the variance? All Board members answered no.
2. Whether the benefit sought by the applicant can be achieved by some, method feasible for the applicant to pursue other than an area variance? All Board members stated no
3. Whether the requested variance is substantial? All Board members stated no.
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? All Board members stated no

5. Whether the alleged difficulty was self-created? All Board members stated yes due to the applicant wanting to put the shed up.

The Board took a straw vote on the proposal and it was unanimous. The Board will consider the Planning Board's recommendation when it arrives. The Chairman will write a decision which will be read and voted on at the next regular meeting.

The Board added the following stipulation in the decision:
If the shed comes down at any point the variance will be null and void.

2. Board Business:

Stephanie Hawkins, 15 Academy St.

Chairman Mac Donald read the final decision to approve the variance for Stephanie Hawkins, 15 Academy St. for a 1 ½ story addition. A vote was taken and the decision was unanimously accepted.

The meeting was adjourned at about 7:45 P.M.

Donald Mac Donald, Zoning Board of Appeals Chairman

Date